



**Dunoon, Burnham Road,
Owston Ferry, DN9 1AY**

- NO CHAIN! A rare opportunity to acquire this wonderful 3 bedroom detached family home located in the popular village of Owston Ferry. The property has so much potential and has many of original features to include a 1950's fireplace! The property briefly comprises arched porchway, hallway, living room, kitchen, dining room, additional hallway, utility room, downstairs WC. Upstairs there are 3 bedrooms and family bathroom. The property is positioned on a good sized plot with lawned gardens to the front, side and rear. Owston Ferry is well placed for local amenities to include schools and doctors and motorway access. Viewing is a must to appreciate this opportunity to create a wonderful family home! Contact Agents for viewing. ●

- 3 bedroom detached house - Many original features - Offering so much potential - Hallway/lounge/dining room/kitchen - Utility room/downstairs WC - 3 bedrooms/family bathroom - Lovely village location ●

Price Region: £295,000

NOW REDUCED TO £275,000

DETACHED HOUSE:

ARCHED PORCHWAY

With tiled floor and Upvc door.

RECEPTION HALLWAY: Side facing window. Staircase leading to upper floor bedrooms. Under stair storage cupboard. Additional floor to ceiling built in storage. Radiator.

LIVING ROOM: 14' 7" x 12' 0" (4.458m x 3.679m) Into bay window Front facing bay window. Additional side facing window. Wonderful original 1950's tiled fireplace surround and hearth. Television point. Radiator.



KITCHEN: 13' 8" x 10' 3" (4.167m x 3.146m) Side facing window and rear entrance door. Fitted base and wall units with drawers and corner display shelving. Worktop incorporating a single stainless steel single bowl drainer sink. Provision for electric cooker. Half tiled walls. Tiled floor. Pantry with side facing window, ample shelving and storage. Radiator.



DINING ROOM: 13' 1" x 12' 0" (4.005m x 3.665m)

Double aspect windows overlooking garden. Radiator.



INNER HALLWAY: Upvc entrance doors to both ends. Personal door into garage.

UTILITY ROOM: Side facing window. Provision for washing machine. Belfast sink with tiled splash back and oil fired central heating boiler.



CLOAKROOM:WC with high level cistern. Rear facing window. Built in storage cupboard.

FIRST FLOOR LANDING: Side facing window. Built in storage cupboard.



BEDROOM 1: 14' 10" x 12' 0" (4.545m x 3.664m) Into bay window. Front facing bay window and side facing window. Radiator.

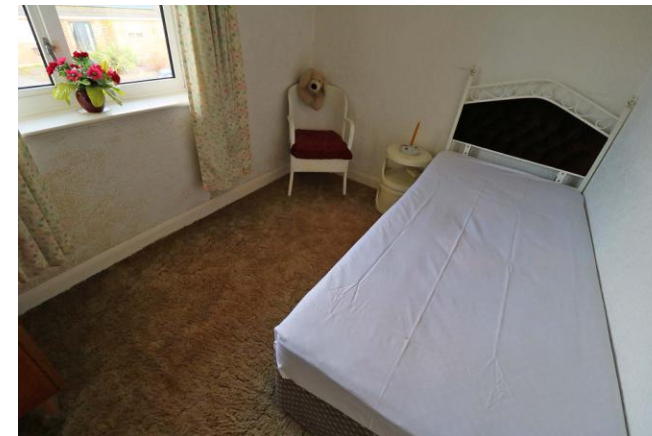


BEDROOM 2: 13' 2" x 11' 11" (4.023m x 3.653m)

Double aspect windows. Radiator.



BEDROOM 3: 9' 7" x 7' 3" (2.929m x 2.233m) Front facing window. Radiator.



BATHROOM: 9' 8" x 6' 5" (2.949m x 1.958m) Rear facing window. Low level WC and pedestal hand wash basin and bath. Airing/storage cupboard. Half tiled walls. Shaving point. Heated towel rail. Additional radiator.



OUTSIDE: To the front there is a driveway with ample parking for several vehicles leading to an attached single garage with up and over door. The front garden is lawned with shrubs and plants and extends to both sides of the property. The rear garden is also lawned and is enclosed by a hedge boundary. External tap and lights.



SERVICES: Mains water, electricity, drainage and oil fired central heating.

LOCAL AUTHORITY:

COUNCIL TAX: Band: C

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236